

# **Socio-economic profile of Old Montréal**

**Last updated: January 15, 2009**

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# Notes

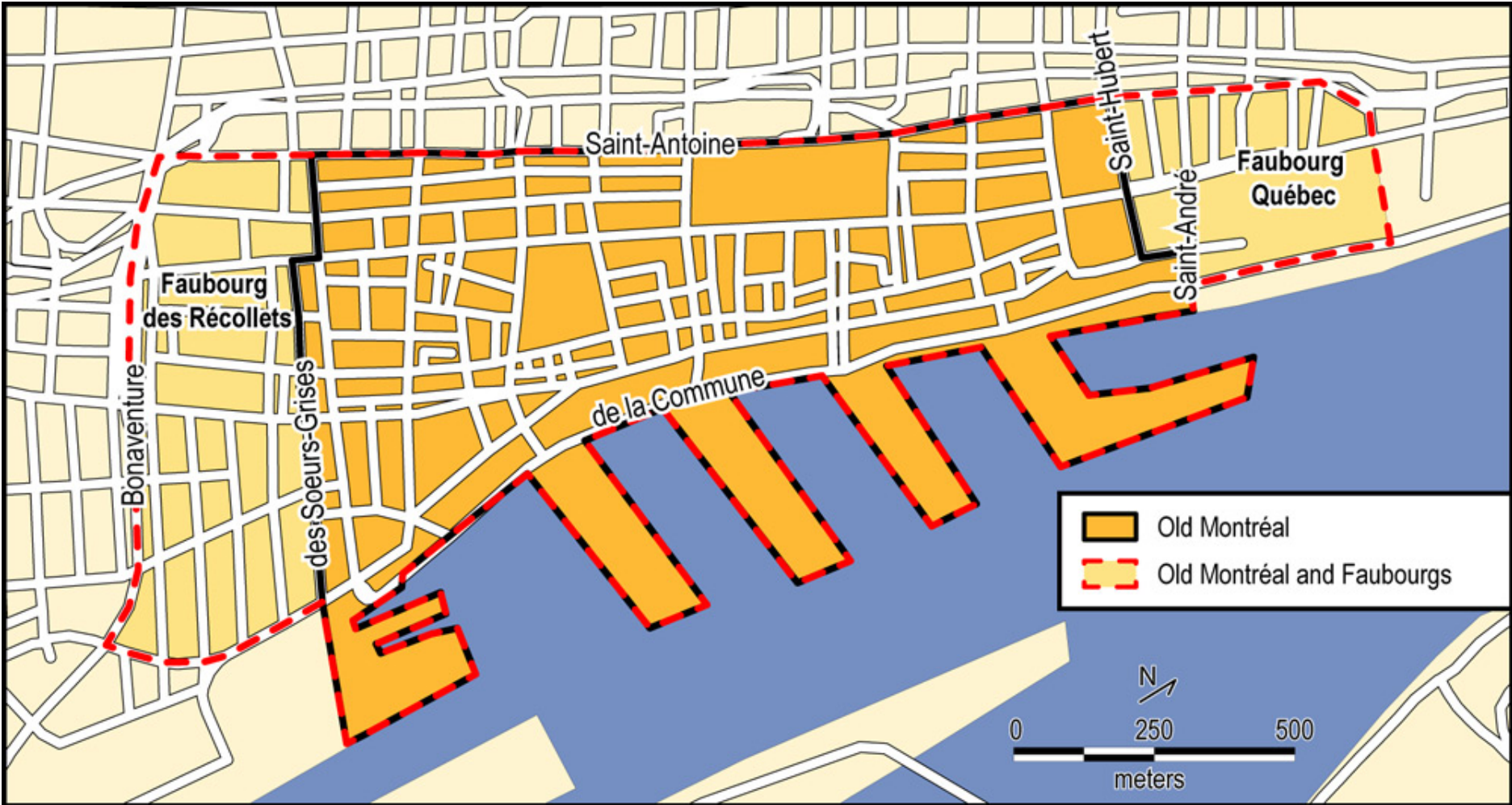
- Unless otherwise stated, data are from **Statistics Canada** (population census data).
- « **Old Montréal** » is the area bounded by De la Commune, des Sœurs-Grises, Saint-Antoine and Saint-Hubert and Saint-Andre streets
- « **Old Montréal and Faubourgs** » is the area bounded by De la Commune, Bonaventure Expressway, Saint-Antoine and the western end of the Molson Brewery complex.
- « **Ville-Marie** » is the territory of the Borough of Ville-Marie.
- « **Montréal** » is the territory of the Island of Montréal.

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# Total Population, 1971-2006

	Old Montréal	Old Montréal and Faubourgs
2006	3,169	4,546
2001	2,618	2,893
1996	2,230	2,300
1991	1,722	
1986*	1,600	
1981*	740	
1976*	555	
1971*	855	

\* For the period 1971 to 1986, Statistics Canada census numbers include the Cité du Havre neighbourhood. To arrive at a better approximation, Old Montréal's population is deduced by 275 residents (figure supplied by Habitat 67) for those years.

# Population Growth, 1991-2006

	Old Montréal	Old Montréal and Faubourgs	Ville-Marie	Montréal
<b>Total Population 2006</b>	<b>3,169</b>	<b>4,546</b>	<b>77,945</b>	<b>1,854,450</b>

	Old Montréal	Old Montréal and Faubourgs	Ville-Marie	Montréal
<b>2001-2006</b>	<b>+ 21.0 %</b>	<b>+ 57.1 %</b>	<b>+ 7.4 %</b>	<b>+ 2.3 %</b>
<b>1996-2001</b>	<b>+ 17.4 %</b>	<b>+ 25.8 %</b>	<b>+ 1.1 %</b>	<b>+ 2.1 %</b>
<b>1991-1996</b>	<b>+ 29.5 %</b>	<b>n.d.</b>	<b>+ 4.0 %</b>	<b>+ 0.0 %</b>
<b>1996-2006</b>	<b>+ 42.1 %</b>	<b>+ 97.7 %</b>	<b>+ 8.6 %</b>	<b>+ 4.4 %</b>
<b>1991-2006</b>	<b>+ 84.0 %</b>	<b>n.d.</b>	<b>+ 13.0 %</b>	<b>+ 4.5 %</b>

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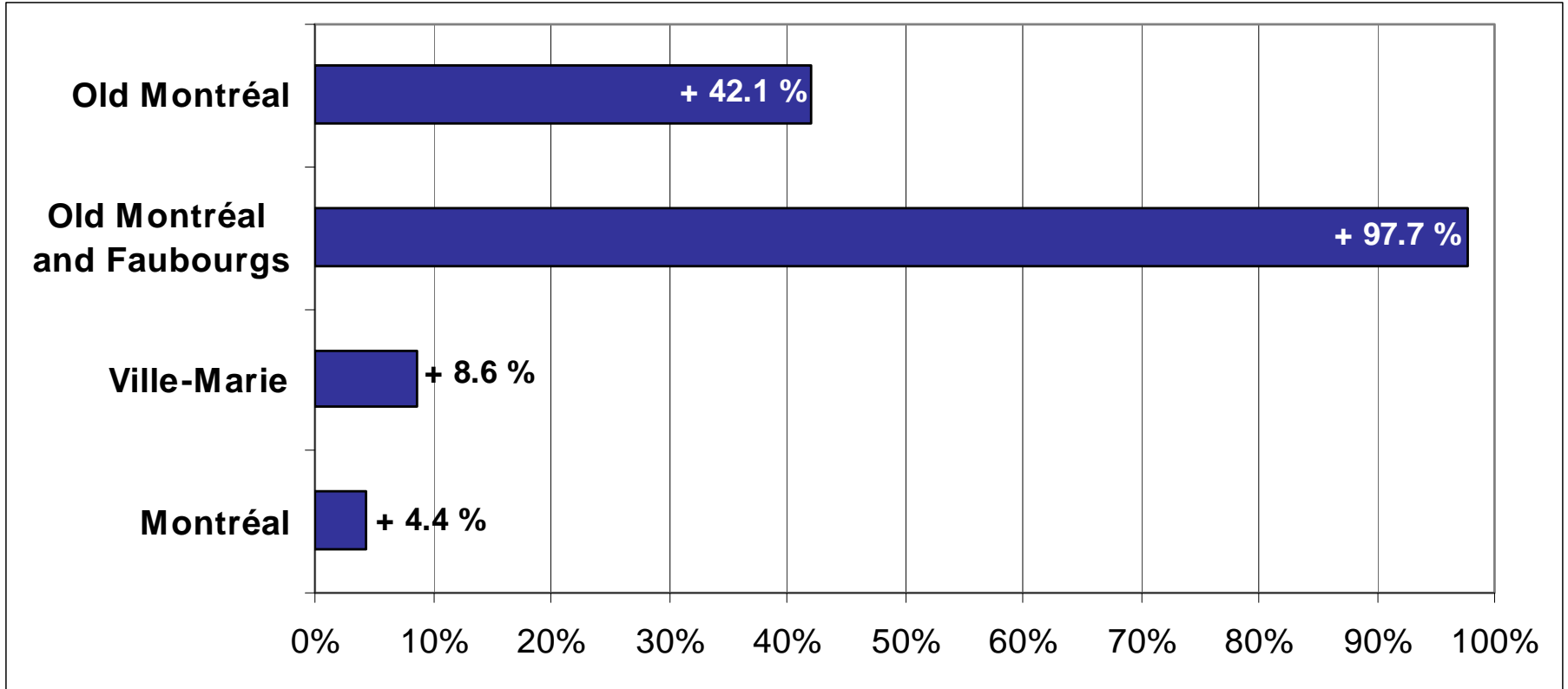
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# Population Growth, 1996-2006



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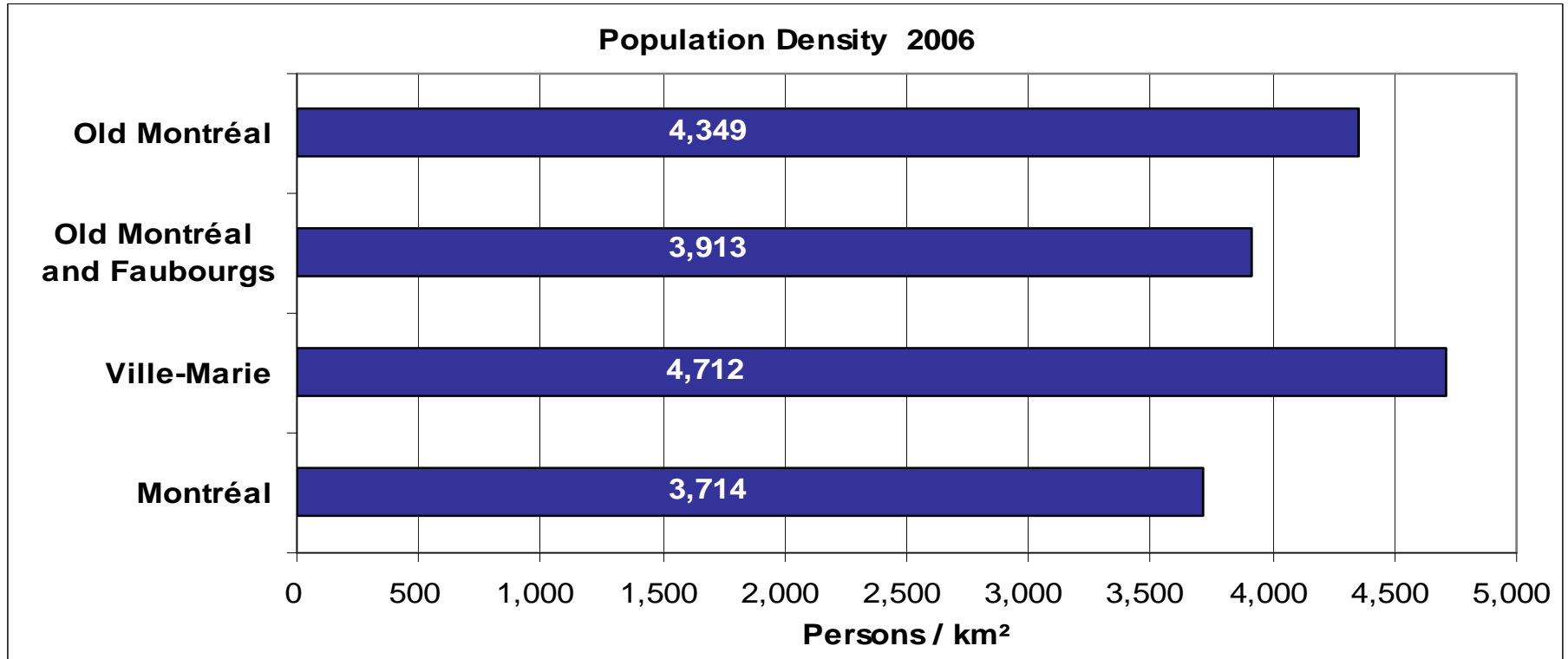
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# Population Density of Old Montréal, 1991-2006



Old Montréal	1991	1996	2001	2006
Persons / km <sup>2</sup>	2,649	3,431	3,687	4,349

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(source : Statistics Canada)

# Distribution of the Population by Age Groups, 1996-2006

	Old Montréal		
	2006	2001	1996
0-19 years	9 %	6 %	6 %
20-29 years	16 %	17 %	19 %
30-44 years	31 %	31 %	35 %
45-59 years	27 %	30 %	26 %
60-74 years	15 %	13 %	11 %
75 years and more	3 %	3 %	3 %
	<b>56 %</b>	<b>54 %</b>	<b>60 %</b>
	<b>44 %</b>	<b>46 %</b>	<b>40 %</b>

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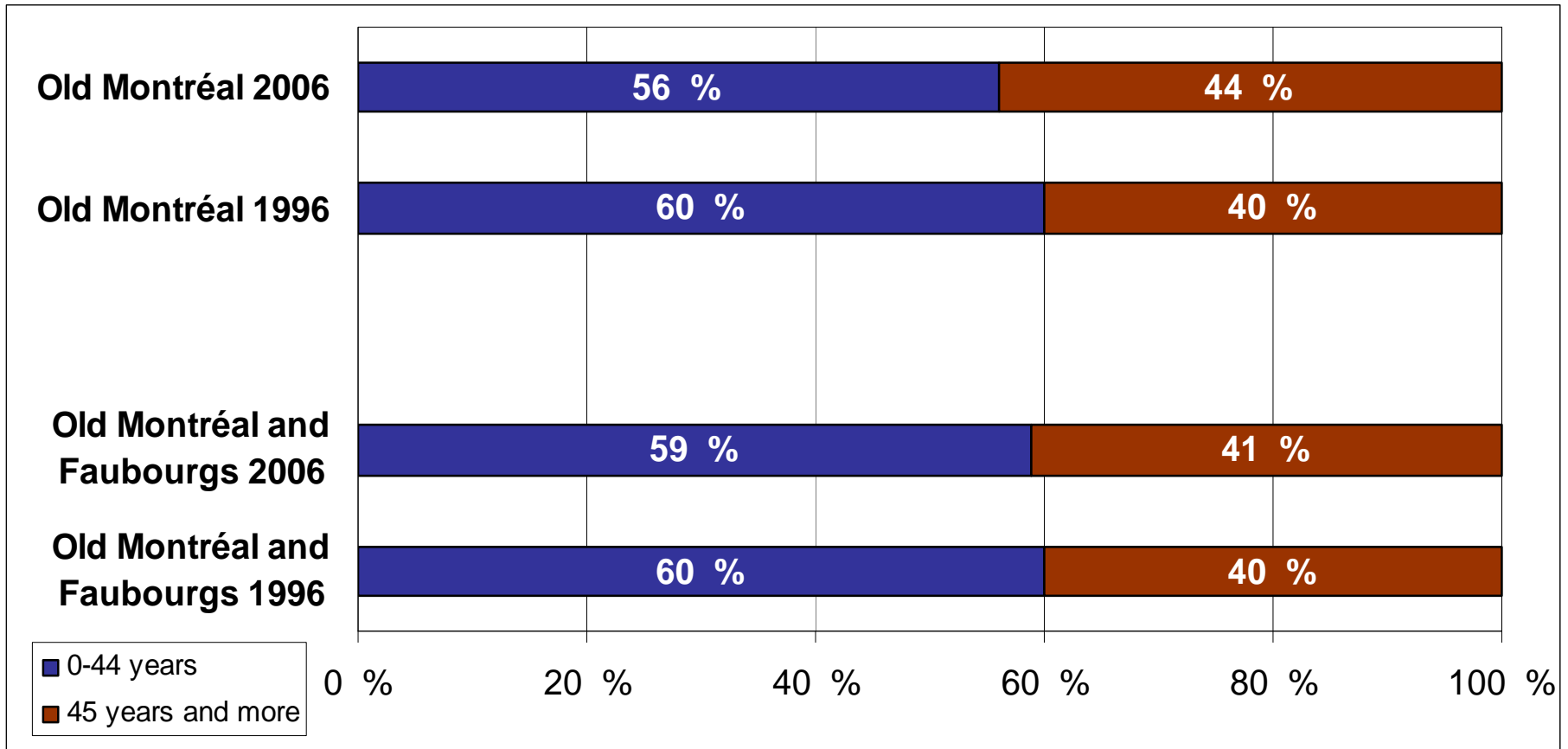
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# Distribution of the Population by Age Groups, 1996-2006



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(source : Statistics Canada)

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# Distribution of the Population by Gender, 2006

	Old Montréal	Old Montréal and Faubourgs	Ville-Marie	Montréal
Males	55.0 %	56.2 %	54.8 %	48.1 %
Females	45.0 %	43.8 %	45.2 %	51.9 %

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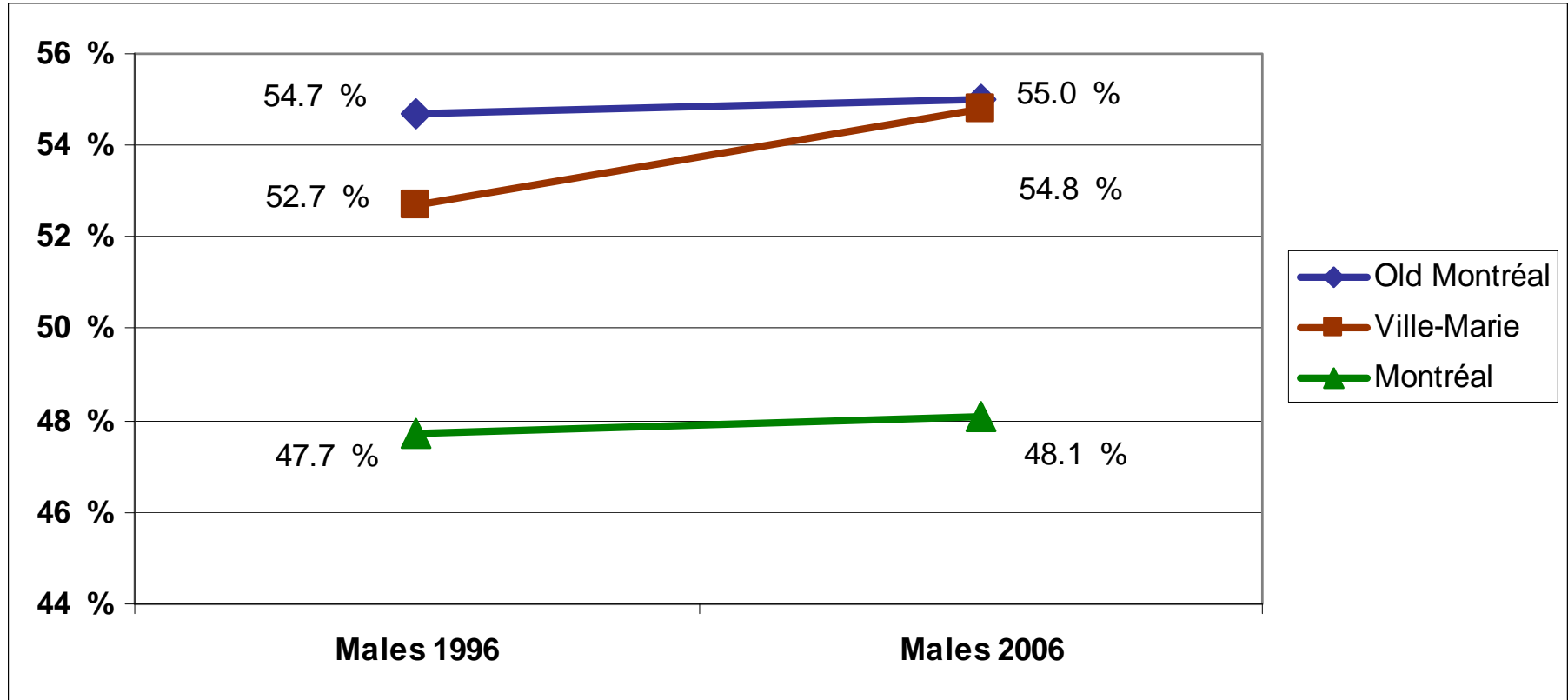
(source : Statistics Canada)

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# Distribution of the Population by Gender, 1996-2006



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# Knowledge of Official Languages, 2006

	Old Montréal	Old Montréal and Faubourgs	Ville-Marie	Montréal
<b>English only</b>	7.8 %	7.0 %	15.0 %	11.5 %
<b>French only</b>	15.8 %	16.7 %	23.5 %	29.9 %
<b>English and French</b>	75.5 %	75.4 %	59.1 %	56.0 %
<b>Neither English nor French</b>	0.8 %	0.9 %	2.4 %	2.6 %

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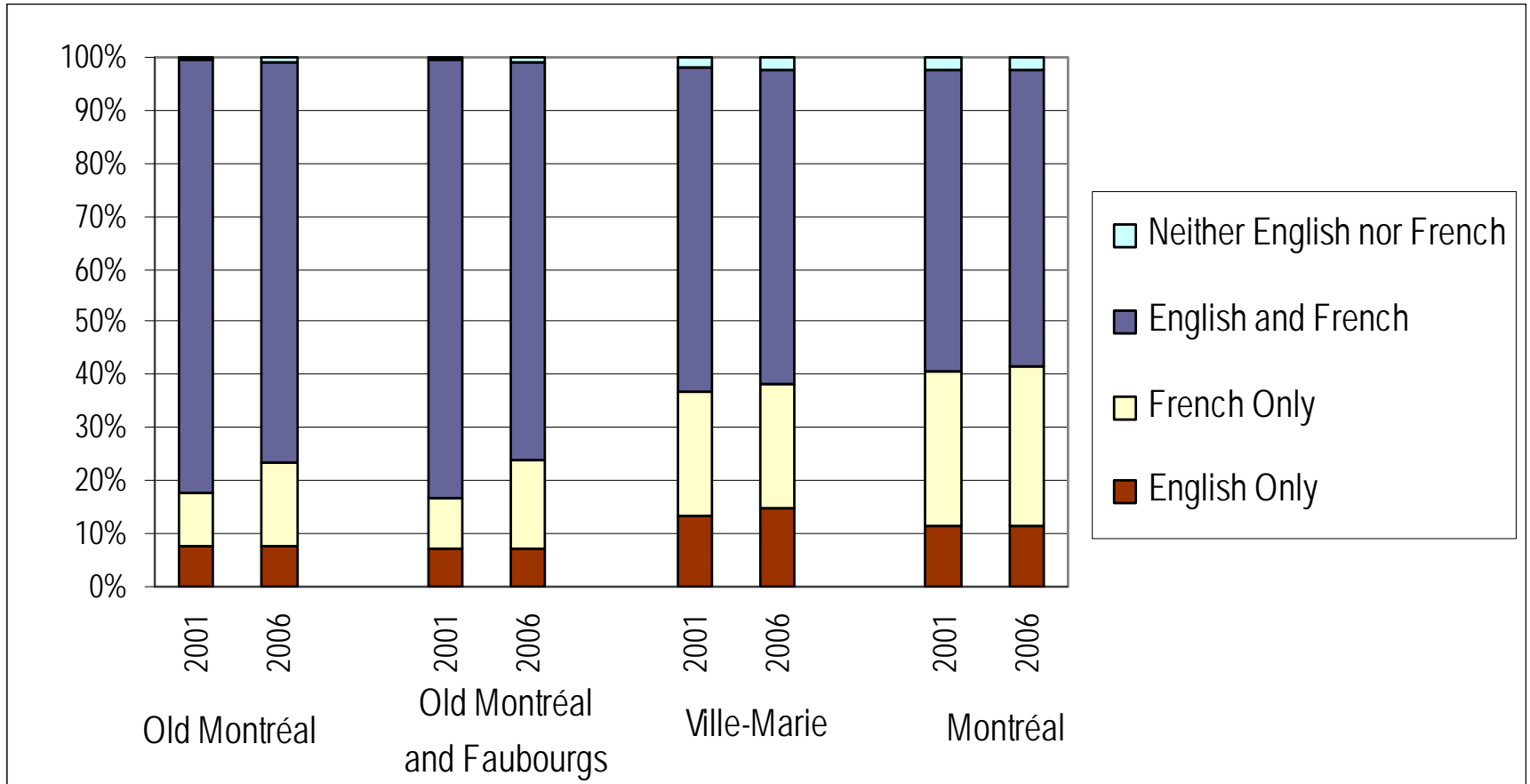
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# Knowledge of Official Languages, 2001-2006



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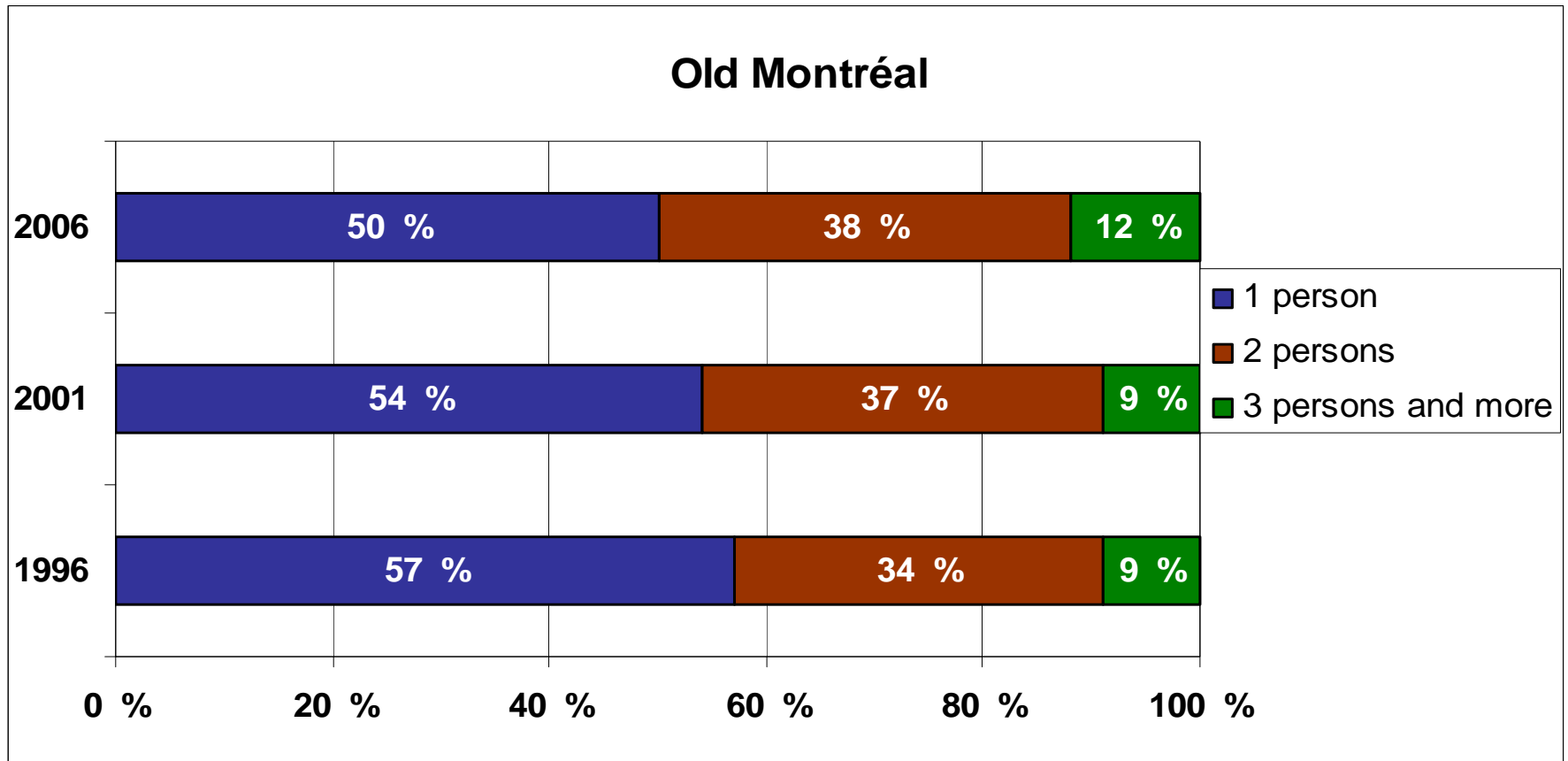
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# Total number of Households, 1996-2006

	Old Montréal	Old Montréal and Faubourgs
2006	1,845	2,571
2001	1,565	1,750
1996	1,375	1,425
Change, 1996-2006	+ 34.2 %	+ 80.4 %
Change, 1996-2001	+ 13.8 %	+ 22.8 %
Change, 2001-2006	+ 17.9 %	+ 46.9 %

*A « household » refers generally to a person or group of persons living together or occupying the same dwelling.*

# Households by size, 1996-2006



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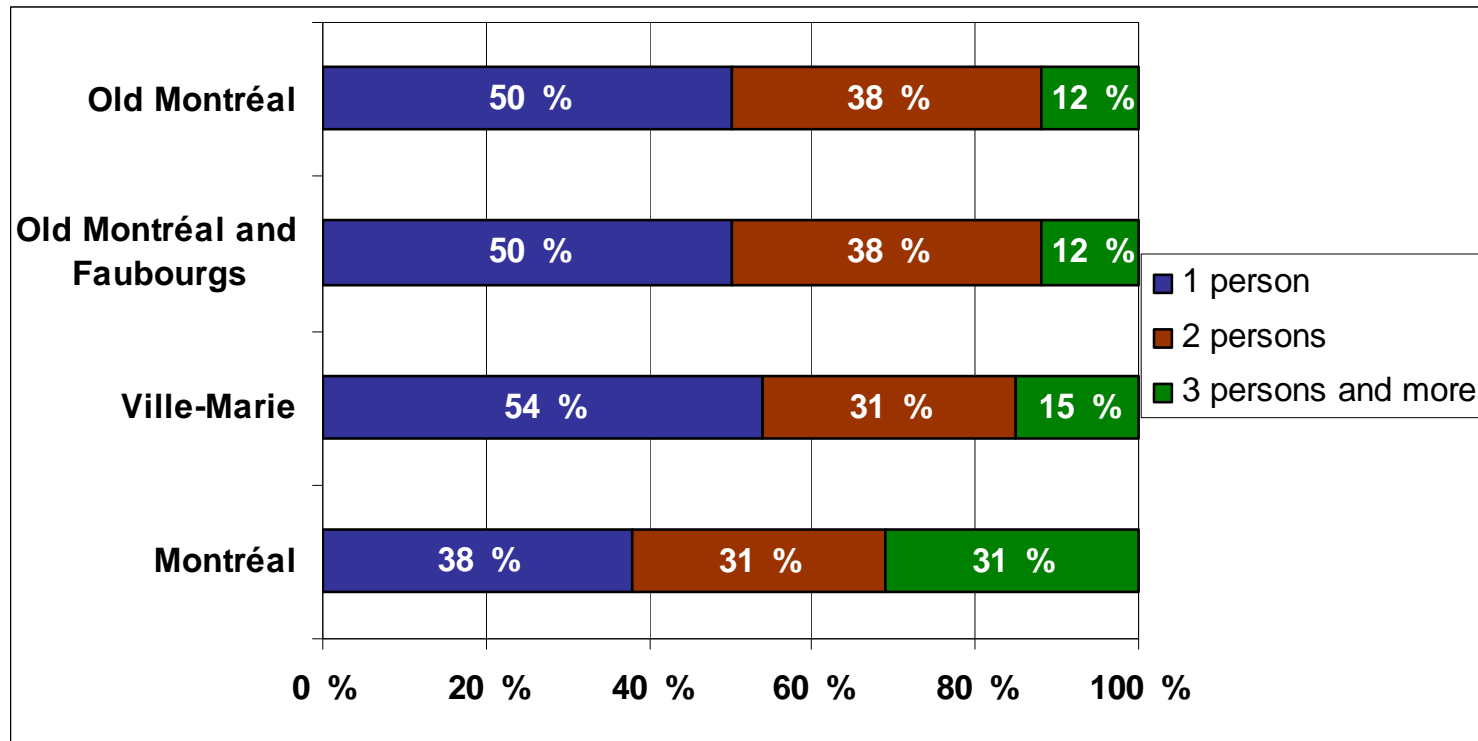
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# Households by size, 2006



	Old Montréal	Old Montréal and Faubourgs	Ville-Marie	Montréal
Average number of persons per household	1,63	1,67	1,68	2,18

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(source : Statistics Canada)

# Family Households, 1996-2006

Percentage of family households in private households			
	2006	2001	1996
Old Montréal	45 %	41 %	35 %
Old Montréal and Faubourgs	45 %	41 %	35 %
Ville-Marie	35 %	34 %	32 %
Montréal	55 %	58 %	58 %

*A « family household » refers to a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common-law union or adoption.*

# Family Households Make-up, 2006

	Old Montréal	Old Montréal and Faubourgs	Ville-Marie	Montréal
Average number of persons per family	2.3	2.4	2.6	2.9
Average number of children per family	0.5	0.5	0.8	1.1
Single-parent families	8.8 %	10.9 %	18.9 %	20.7 %

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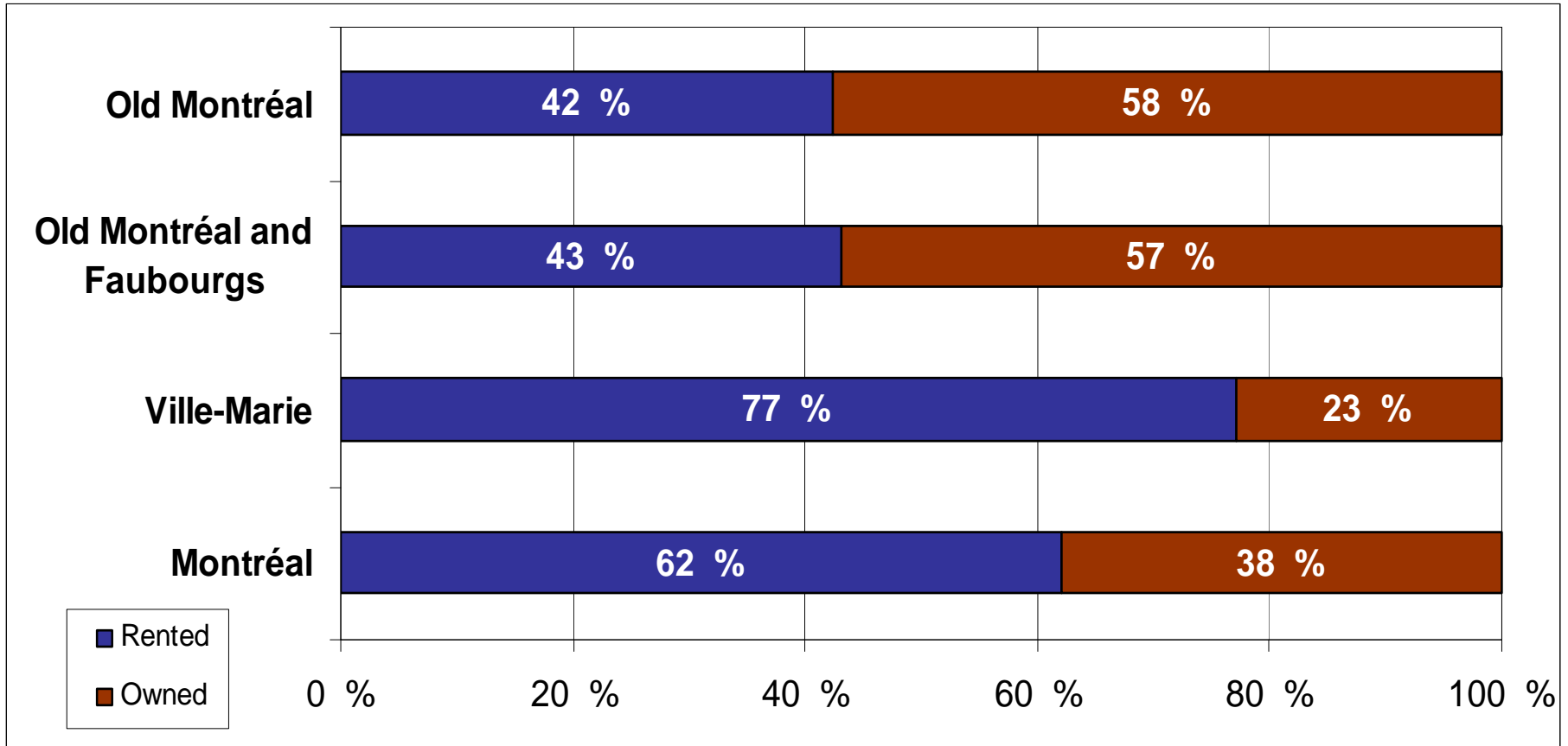
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# Housing Tenure Distribution, 2006



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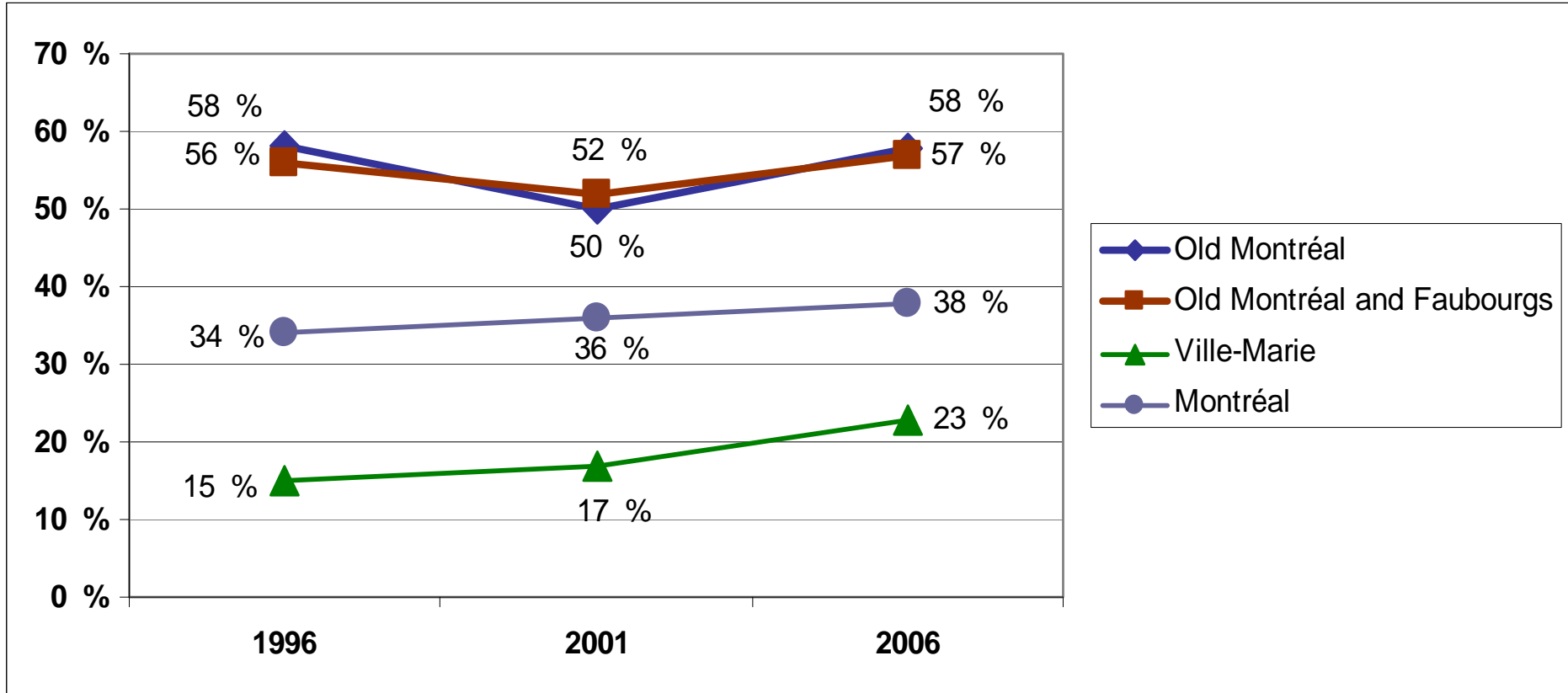
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# Owned Dwellings, 1996-2006



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## Average gross rent, 1996-2006

	Old Montréal	Old Montréal and Faubourgs	Ville-Marie	Montréal
<b>2006</b>	\$ 934	\$ 919	\$ 735	\$ 662
<b>2001</b>	\$ 858	\$ 858	\$ 704	\$ 613
<b>1996</b>	\$ 732	\$ 723	\$ 587	\$ 544
<b>1996-2006</b>	28%	27%	25%	22%
<b>1996-2001</b>	17%	19%	20%	13%
<b>2001-2006</b>	9%	7%	4%	8%

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## Average dwelling value, 1996-2006

	Old Montréal	Old Mtl and Faubourgs	Ville-Marie	Montréal
<b>2006</b>	\$ 375,274	\$ 376,370	\$ 363,320	\$ 306,770
<b>2001</b>	\$ 226,334	\$ 220,911	\$ 209,985	\$ 176,344
<b>1996</b>	\$ 184,585	n.a.	\$ 152,568	\$ 151,262
<b>1996-2006</b>	103 %	n.a.	138 %	103 %
<b>1996-2001</b>	23 %	n.a.	38 %	17 %
<b>2001-2006</b>	66 %	70 %	73 %	74 %

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## Highest level of schooling reached by those 15 years or older, 2006

	Old Montréal	Old Mtl and Faubourgs	Ville-Marie	Montréal
No certificate, diploma or degree	5 %	6 %	14 %	21 %
High school certificate	11 %	13 %	19 %	21 %
Apprenticeship or trades certificate or diploma	3 %	3 %	7 %	10 %
College, CEGEP or other non-university certificate/diploma	15 %	16 %	15 %	15 %
University certificate, diploma or degree	66 %	63 %	46 %	32 %
Population aged 15 years or older with a bachelor's or graduate degree	59 %	56 %	39 %	26 %

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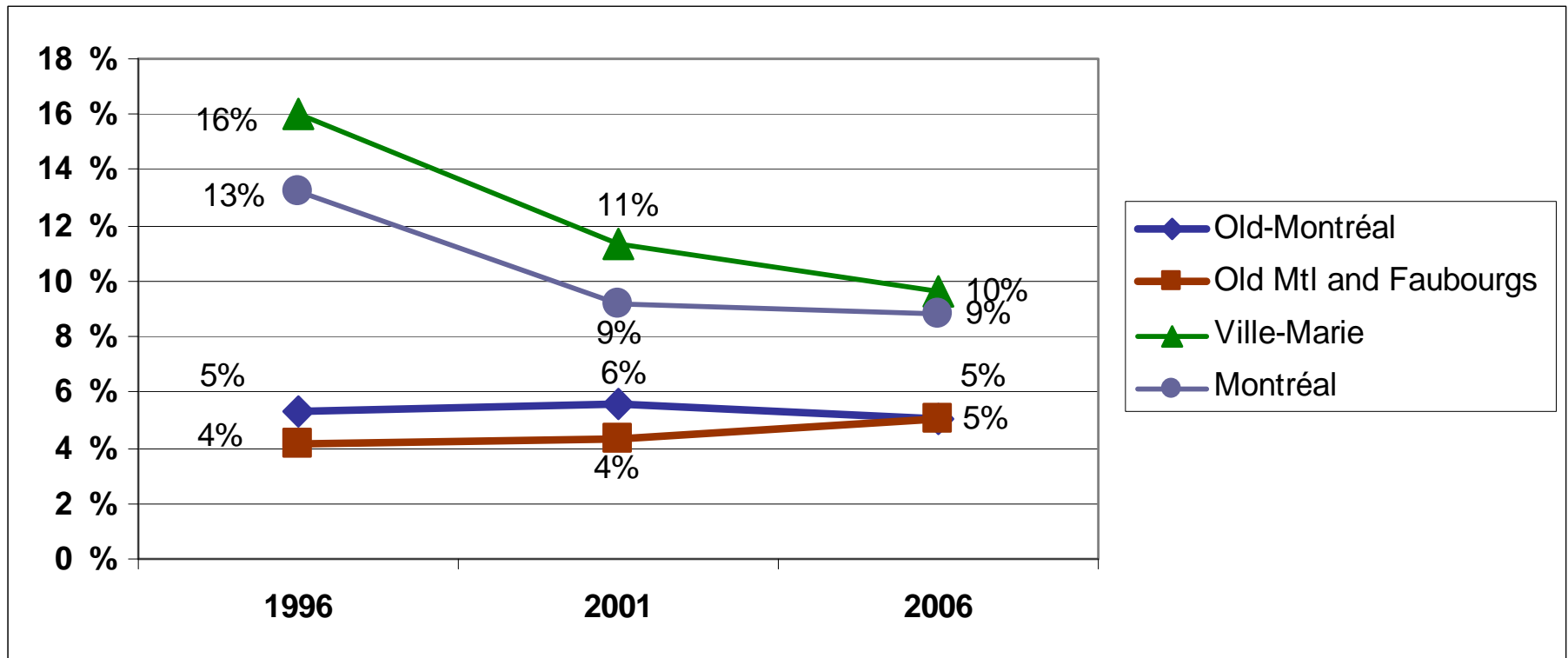
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# Unemployment rate - Population aged 15 years or older 1996-2006



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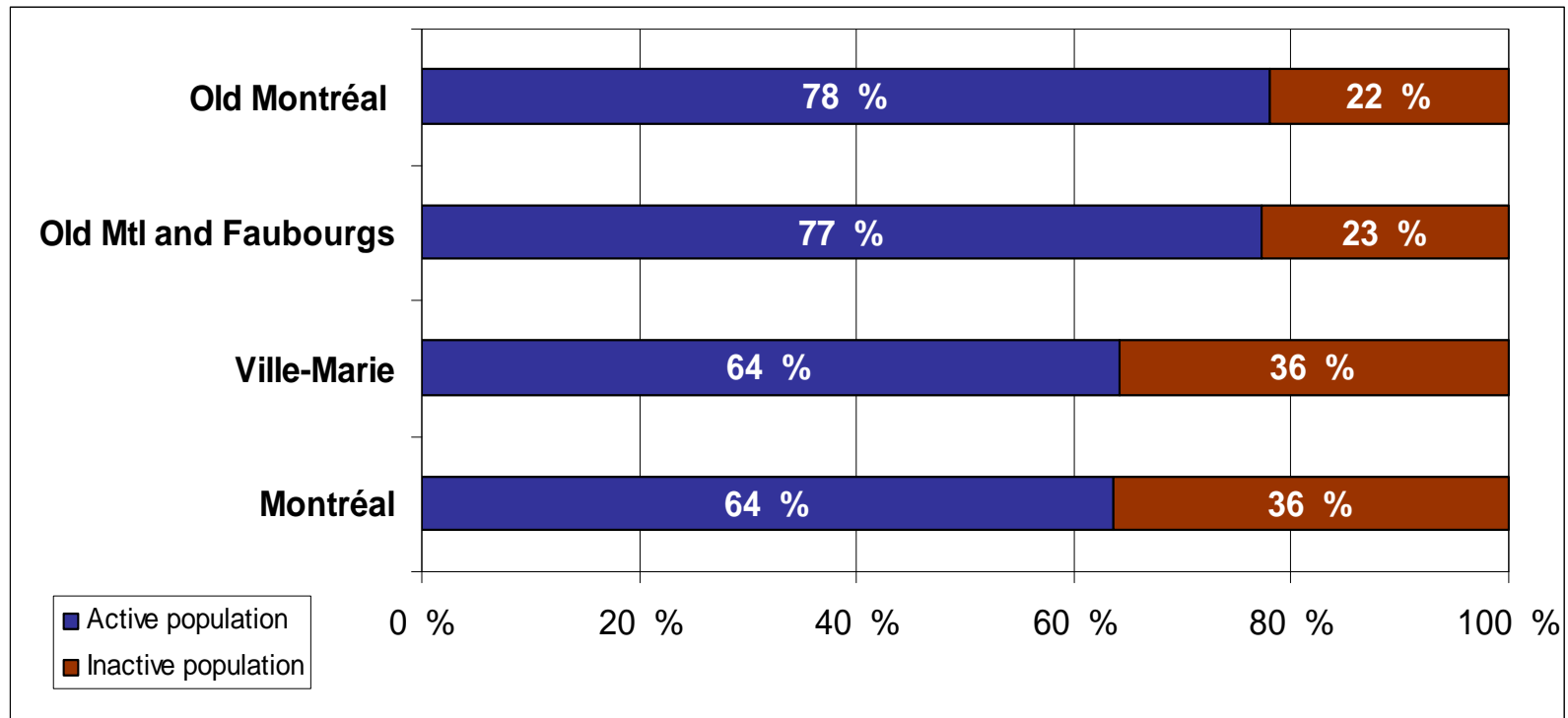
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# Active / Inactive population aged 15 years or older, 2006



*The « active population » includes people with occupations as well as the unemployed.*

*The « inactive population » includes students, homemakers, retirees, seasonal employees currently in their off-season and not seeking for work, and people unable to work because of a chronic condition or long-term disability.*

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(source : Statistics Canada)

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# Professions, 2006

	Old Montréal	Old Mtl and Faubourgs	Ville-Marie	Montréal
Management	22 %	22 %	12 %	10 %
Business, finance and administrative	15 %	14 %	18 %	19 %
Sales and service	14 %	15 %	23 %	23 %
Social science, education, government and religion	13 %	13 %	12 %	10 %
Art, culture, recreation and sport	13 %	13 %	9 %	5 %
Natural and applied sciences	13 %	14 %	10 %	8 %
Health occupations	4 %	3 %	5 %	6 %
Trades, transport and equipment operators and related	2 %	2 %	4 %	9 %
Processing, manufacturing and utilities	1 %	1 %	2 %	5 %
Primary industry-specific	0 %	0 %	0 %	0 %

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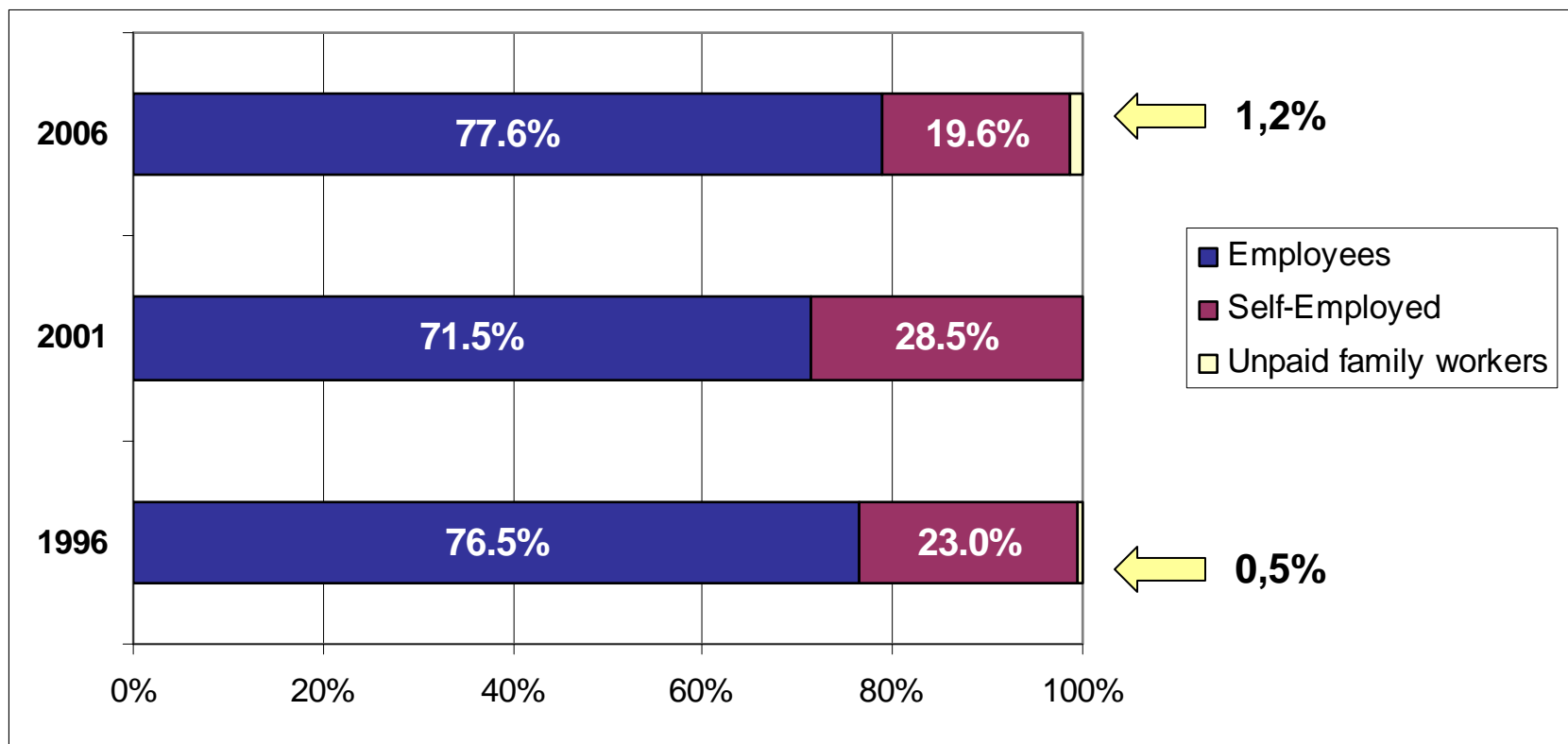
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# Workers by Category, 1996-2006

## Old Montréal and Faubourgs



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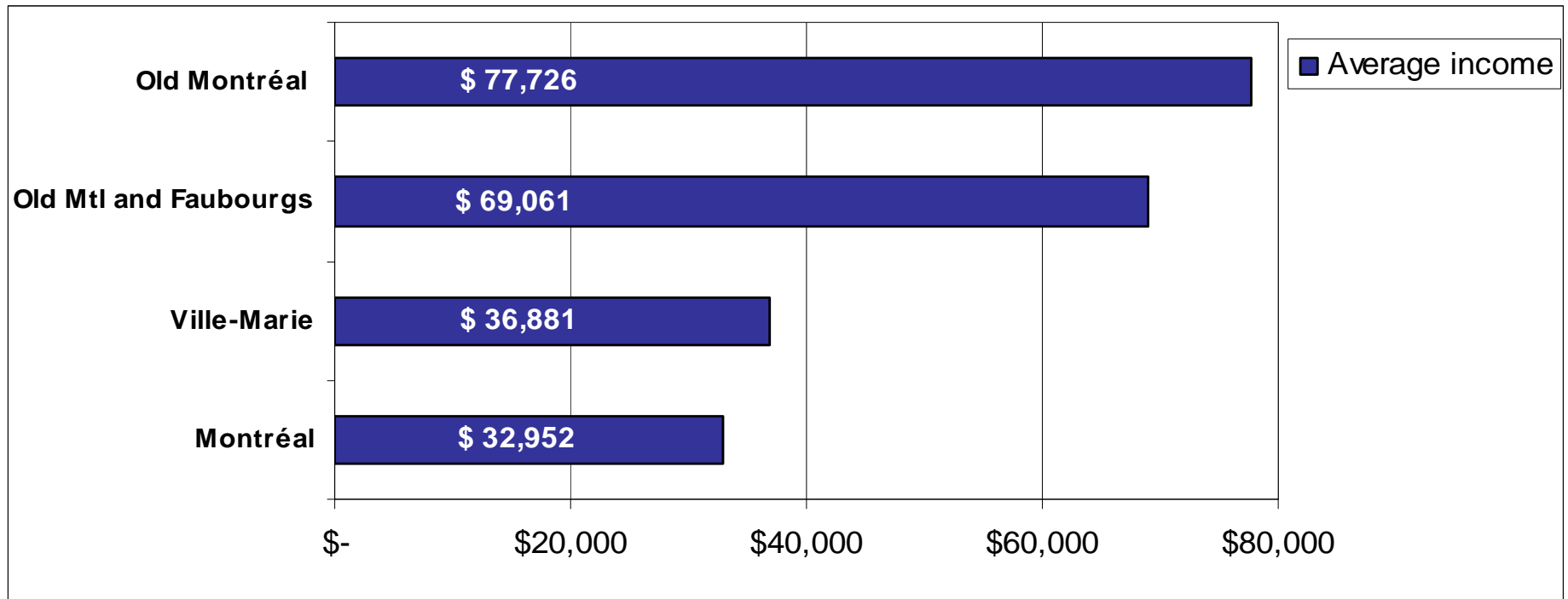
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# Average Income of Individuals, 2006 (population aged 15 years or older)



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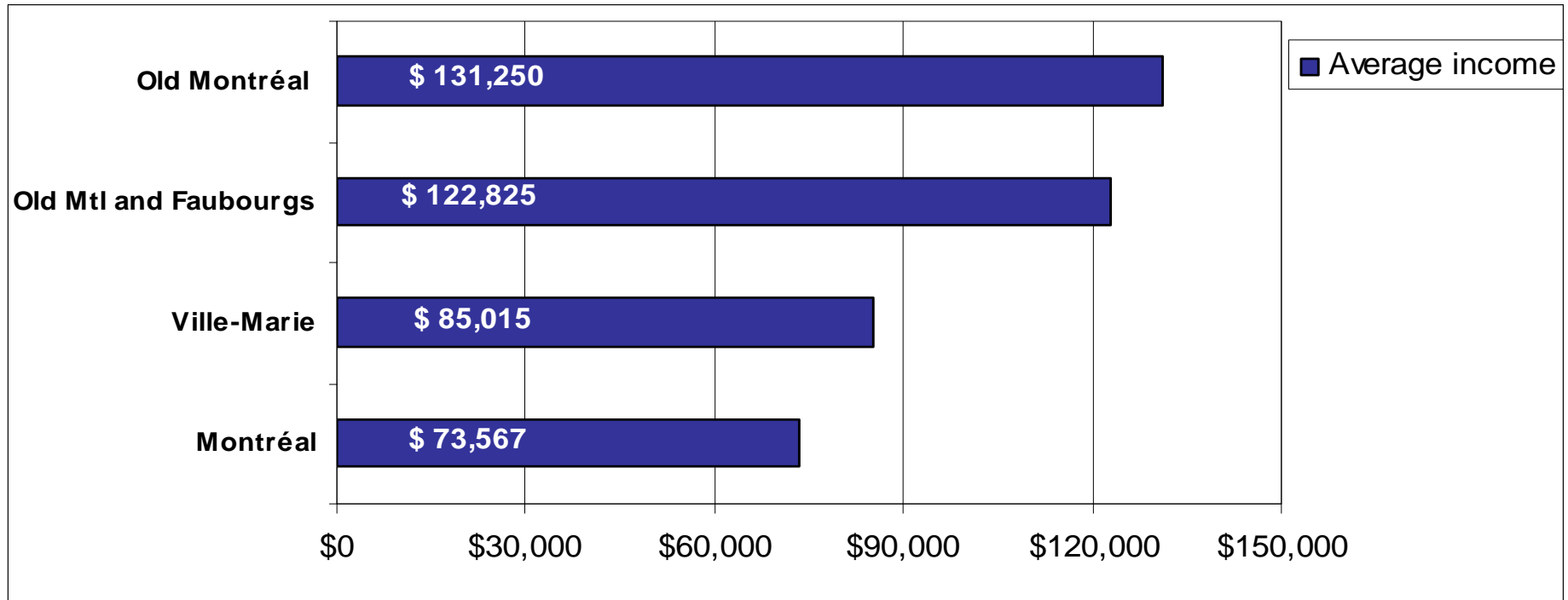
(source : Statistics Canada)

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# Average Income of Families, 2006



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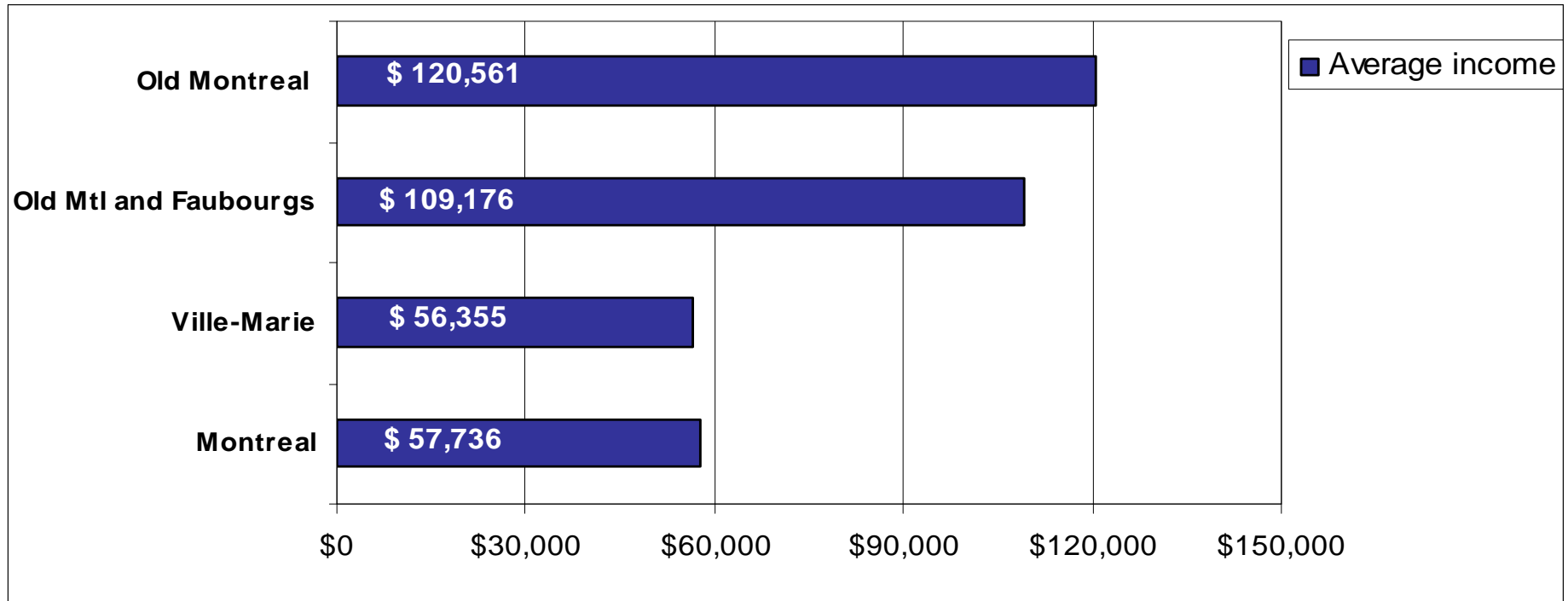
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# Average Income of Households, 2006



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(source : Statistics Canada)

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## Change in property values, 1995-2004

	Old Montréal 2004	Old Montréal 1995	Old Montréal Change 2004-1995	Ville-Marie Change 2004-1995
<b>Residential</b>	<b>\$ 396,477,600</b>	<b>\$ 257,352,200</b>	<b>54.06 %</b>	<b>43.0 %</b>
<b>Non-residential</b>	<b>\$ 757,391,900</b>	<b>\$ 610,627,900</b>	<b>24.03 %</b>	<b>15.6 %</b>
<b>GENERAL TOTAL</b>	<b>\$ 1,153,869,500</b>	<b>\$ 867,980,100</b>	<b>32.90 %</b>	<b>22.6 %</b>

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# Share of Old Montréal property values in the Borough of Ville-Marie, 1995-2004

	Share of Old Montréal in the Borough of Ville-Marie 2004	Share of Old Montréal in the Borough of Ville-Marie 1995
Residential	9.58 %	8.89 %
Non-residential	7.87 %	7.34 %
<b>TOTAL</b>	<b>8.39 %</b>	<b>7.74 %</b>

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# Change in property values, 1995-2004

## Non-residential sector

	Old Montréal 2004	Old Montréal 1995	Old Montréal Change 2004-1995	Ville-Marie Change 2004-1995
<b>Offices</b>	\$ 481,188,800	\$ 414,084,700	16.21 %	18.70 %
<b>Other commercial</b>	\$ 156,904,600	\$ 159,973,100	- 1.92 %	- 9.70 %
<b>Hotels</b>	\$ 114,840,500	\$ 32,483,100	253.54 %	74.30 %
<b>SECTOR TOTAL</b>	\$ 757,391,900	\$ 610,627,900	24.03 %	15.60 %

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(source : Ville de Montréal)

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# Share of Old Montréal property values in the Borough of Ville-Marie, 1995-2004 Non-residential sector

	Share of Old Montréal in the Borough of Ville-Marie 2004	Share of Old Montréal in the Borough of Ville-Marie 1995
<b>Offices</b>	<b>8.08 %</b>	<b>8.26 %</b>
<b>Other commercial</b>	<b>8.43 %</b>	<b>7.76 %</b>
<b>Hotels</b>	<b>12.74 %</b>	<b>6.28 %</b>
<b>Vacant lots</b>	<b>7.18 %</b>	<b>5.73 %</b>
<b>SECTOR TOTAL</b>	<b>7.87 %</b>	<b>7.34 %</b>

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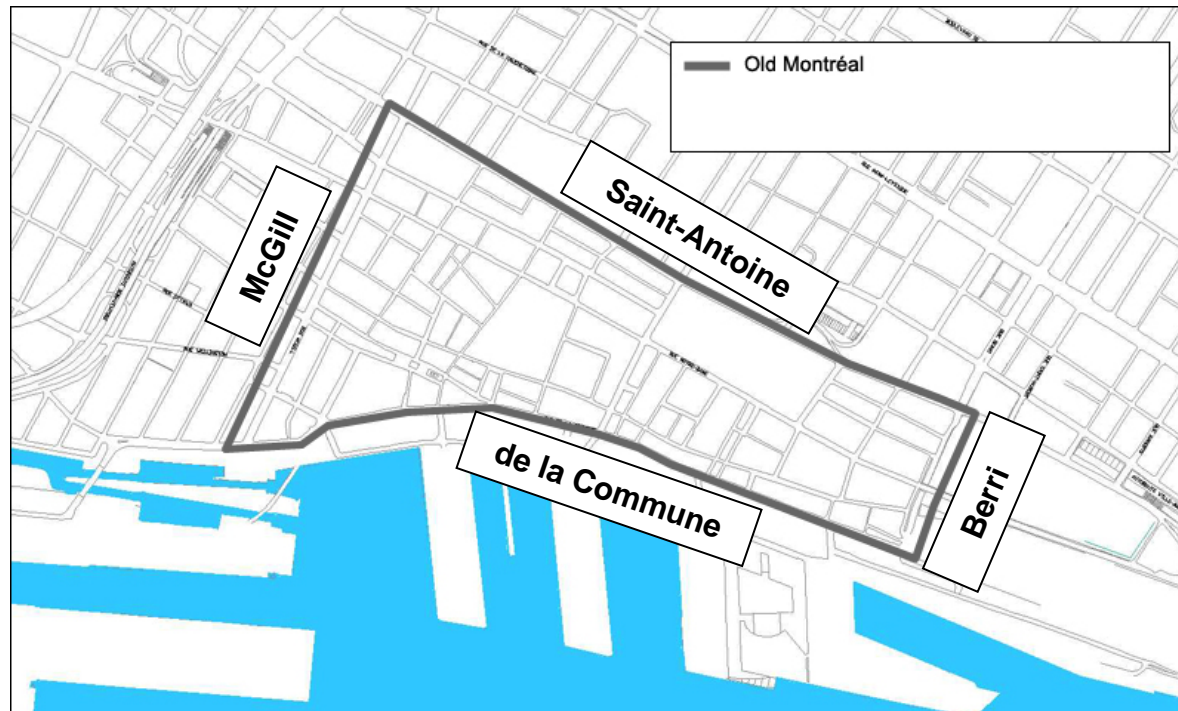
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# Notes:

The data on the following pages were compiled from:

- REEM 1996 and 2000 (*Répertoire des entreprises et des emplois de Montréal*)
- LIC 2004 (*Liste des industries et commerces*)

In this section, “**Old Montréal**” refers to the following boundaries:



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(Source: Convercité)

# Business and Employment in Old Montréal, 1996-2004

Number of businesses	1996	2000	Change, 1996-2000	2004	Change, 2000-2004
	1,454	1,637	12.6 %	2,557	56.2 %

Number of jobs	1996	2000	Change, 1996-2000	2004	Change, 2000-2004
	23,144	30,804	33.1 %	34,884	13.2 %

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(Source: Convercité)

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# Profile of Old Montréal Businesses, 2000-2004

Industry breakdown	2000	2004	Change, 2000-2004
	(n = 1,637)	(n = 2,557)	
Primary Industries	1	2	100%
Secondary Industries	32	53	66%
Wholesale Trade	38	73	92%
<b>Retail Trade (see details)</b>	<b>177</b>	<b>247</b>	40%
Transportation and Warehousing	108	128	19%
Information and Cultural Industries	90	142	58%
Finance and Insurance	71	116	63%
Real Estate and Rental and Leasing	46	74	61%
Professional, Scientific and Technical Services	598	837	40%
Management of Companies and Entreprises	11	9	-18%
Administrative and Support, Waste Management and Remediation Services	73	107	47%
Educational Services	21	22	5%
Health Care and Social Assistance	25	39	56%
Arts, Entertainment and Recreation	25	43	72%
<b>Accommodation and Food Services (see details)</b>	<b>159</b>	<b>216</b>	36%
Other Services, except Public Administration	107	153	43%
Public Administration	55	96	75%
Not classified	0	200	

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# Retail Businesses in Old Montréal, 2000-2004

Breakdown of Retail Businesses	2000	2004	Change, 2000-2004
Furniture and Home Furnishings Stores	11	16	45%
Electronics and Appliance Stores	2	15	650%
Food and Beverage Stores	23	28	22%
Health and Personal-Care Stores	3	7	133%
<i>Pharmacies</i>	1	4	300%
Clothing and Clothing Accessories Stores	30	45	50%
Sporting Goods, Hobby, Book and Music Stores	4	9	125%
Miscellaneous Store Retailers	95	116	22%
<i>Office Supplies, Stationery and Gift Stores</i>	52	66	27%
<i>Gift, Novelty and Souvenir Stores</i>	50	60	20%
<i>Other Miscellaneous Store Retailers</i>	35	40	14%
<i>Art Dealers</i>	26	32	23%
Other	9	11	22%
<b>Total</b>	<b>177</b>	<b>247</b>	<b>40%</b>

Socio-economic profile of Old Montréal – last updated: November 15, 2005

(Source: Convercité)

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# Accommodation and Food Services in Old Montréal, 2000-2004

<b>Breakdown of Accommodation and Food Services</b>	<b>2000</b>	<b>2004</b>	<b>Change, 2000-2004</b>
Accommodation Services	9	18	100%
Food Services and Drinking Places	150	198	32%
<i>Full-Service Restaurants</i>	96	97	1%
<i>Limited-Service Restaurants</i>	41	87	112%
<i>Special Food Services</i>	3	5	67%
<i>Drinking Places (Alcoholic Beverages)</i>	8	9	13%
<b>Total</b>	<b>159</b>	<b>216</b>	<b>36%</b>

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(Source: Convercité)

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# Office Space, 1987-2004

**Source : Analyse et prévision du marché des bureaux de Montréal 2003-2007, Inventaire au 1<sup>er</sup> avril 2003, Conditions du marché au 30 juin 2003, Desjarlais Prévost inc. filiale de Raymond Chabot Grant Thornton.**

	Vacancy Rate at Year-End (%)								
	1987	1990	1995	2000	2001	2002	2003	2004	2005 (forecast)
<b>Centre District <sup>1</sup></b>	9.9	10.7	20.2	9.6	10.5	13.5	11.9	12.2	12.5
<b>Old Montréal</b>	19.8	13.1	32.6	10.0	9.4	13.6	12.6	13.0	N/A

<sup>1</sup> The Centre District is bounded by Sherbrooke Street to the north, Greene Avenue to the West, the Ville-Marie Expressway southward to Peel Street, then William Street to the south, the entire Historic District of Old Montréal, then Saint-Antoine and Amherst streets to the east (buildings on both sides of streets mentioned are included).

Socio-economic profile of Old Montréal – last updated: November 15, 2005

(Source: Convercité)